

AGENDA REQUEST
BUSINESS OF THE PLANNING & ZONING COMMISSION
CITY OF SUGAR LAND, TEXAS

AGENDA OF: 10/28/04 **DEPT. OF ORIGIN:** DEVELOPMENT SVCS. **REQ. NO.** V B
DATE SUBMITTED: 10/21/04
ORIGINATOR: CHRIS WINEINGER, PLANNER

SUBJECT: ASHFORD LAKES SECTION EIGHT- PRELIMINARY PLAT

PROCEEDING: CONSIDERATION AND ACTION

EXHIBITS: PRELIMINARY PLAT; BOX EXHIBIT FOR MINIMUM LOT WIDTH

APPROVED FOR SUBMITTAL:

DOUGLAS P. SCHOMBURG, AICP, ASST. CITY PLANNER *D.P.S.*

SABINE A. SOMERS-KUENZEL, AICP, CITY PLANNER *S.A.K.*

EXECUTIVE SUMMARY:

Paul Schumann, of Provident Engineers, requests the consideration and approval of the Ashford Lakes Section Eight Preliminary Plat. This plat consists of three Reserves, for a total of 13.522 acres in the City of Sugar Land. The property is located north of the intersection of Alston Road and Calico Hill, and is zoned Interim R-1 due to being recently annexed into the City of Sugar Land corporate limits. The property has also been recently annexed into the Burney Road Municipal Utility District (MUD). A reduced copy of the proposed Preliminary Plat and Box Exhibit are attached.

The Development Review Committee has reviewed the Preliminary Plat and finds that it conforms to the First Crossing PD Final Development Plan, City of Sugar Land Development Code, Subdivision Regulations, Comprehensive Plan, Water and Wastewater Master Plan, and Master Drainage Plan. A Thoroughfare Plan Amendment is currently under consideration regarding the north/south minor collector that traverses the property on the current Thoroughfare Plan.

Additional Information Regarding the Plat:

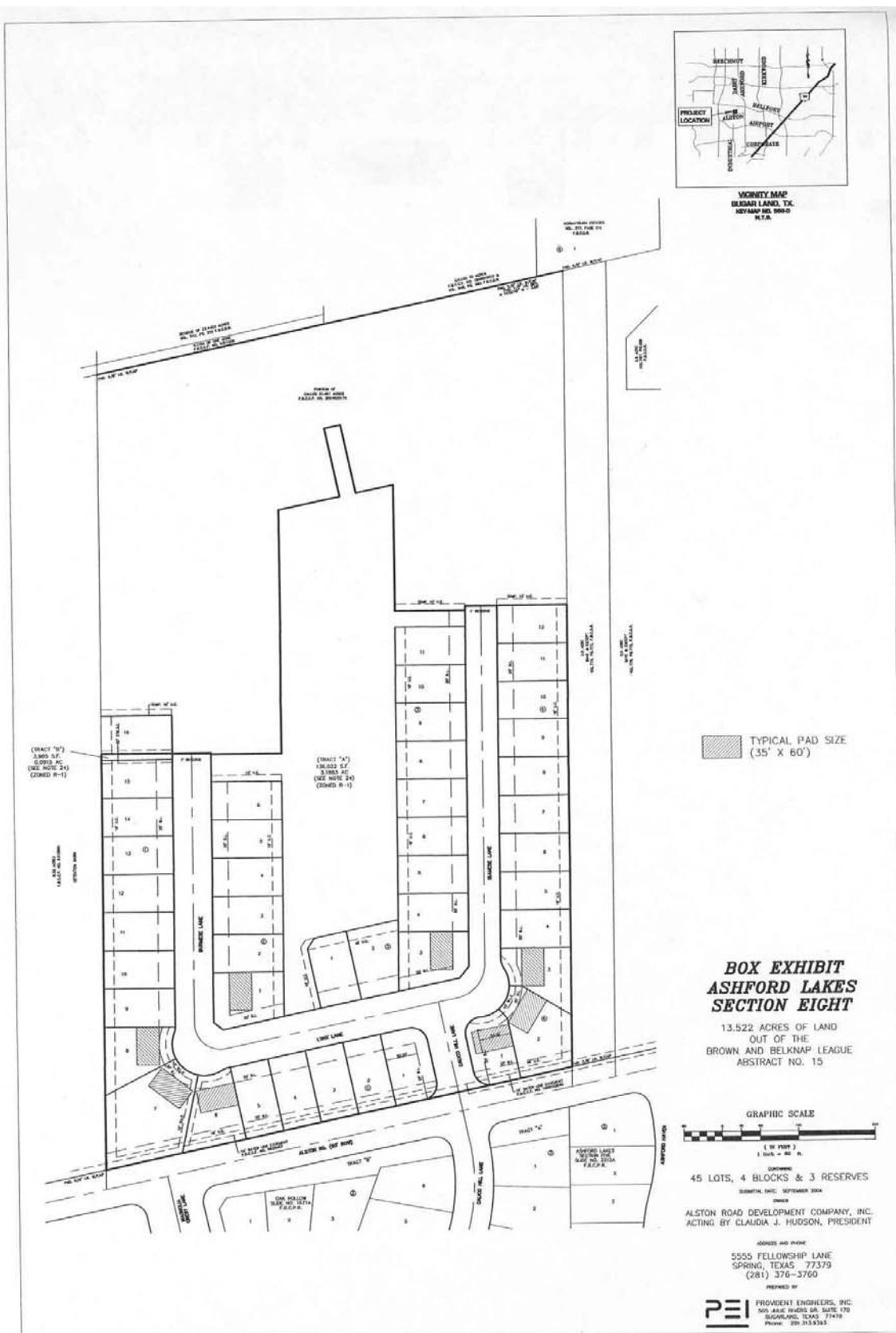
Application for permanent zoning to (R-1) Standard Single-Family Residential must be made before acceptance of the Final Plat for Ashford Lakes Section Eight. All applicable Master Notes, signature blocks, and blanks must be completed, and Letters of No Objection from all applicable jurisdictions received by the time of Final Plat. As with all development within the City of Sugar Land, infrastructure construction plans shall be approved prior to construction of any public improvements.

RECOMMENDED ACTION:

The Planning Division, in conjunction with the findings of the Development Review Committee, recommends approval of Ashford Lakes Section Eight Preliminary Plat with the following contingencies:

- Approval of a Thoroughfare Plan Amendment by the City Council regarding the Minor Collector Street shown from West Bellfort Avenue to Alston Road.
- Application for permanent zoning to Standard Single Family Residential (R-1)

Cc: Paul Schumann, Provident Engineers paul@providentengineers.com
File No.: P0002494



Box Exhibit Illustrating Minimum Lot Width